

177.0

0002

0019.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

963,500 / 963,500

USE VALUE:

963,500 / 963,500

ASSESSED:

963,500 / 963,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		RUBLEE ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	DE MELO JOSE V & ROSALINA T	
Owner 2:		
Owner 3:		

Street 1:	66 CLARK ST
Street 2:	

Twn/City:	MEDFORD
St/Prov:	MA
Postal:	02155

St/Prov:	Cntry:	Own Occ:	N
Postal:		Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	

Street 1:	
Twn/City:	

St/Prov:	Cntry:	
Postal:		

NARRATIVE DESCRIPTION

This parcel contains 7,339 Sq. Ft. of land mainly classified as Two Family with a Multi-Units Building built about 1986, having primarily Vinyl Exterior and 2624 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7339		Sq. Ft.	Site		0	70.	0.87	6									448,122						448,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	7339.000	515,400		448,100	963,500		119455
Total Card	0.168	515,400		448,100	963,500	Entered Lot Size	GIS Ref
Total Parcel	0.168	515,400		448,100	963,500	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	367.19	/Parcel: 367.1	Land Unit Type:	Insp Date

07/02/18	!13872!
PRIOR ID #1:	119455
PRIOR ID #2:	
PRIOR ID #3:	
PRINT DATE:	12/11/20 03:45:59
LAST REV DATE:	09/10/19 14:34:14
MMCMAKIN:	mmcmakin
ASR MAP:	
FACT DIST:	
REVAL DIST:	
YEAR:	
LAND REASON:	
BLD REASON:	
CIVIL DISTRICT:	
ratio:	

SALES INFORMATION

TAX DISTRICT		Parcel ID	PAT ACCT.						
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17847-608		2/1/1987		1,000	No	No	A	

BUILDING PERMITS

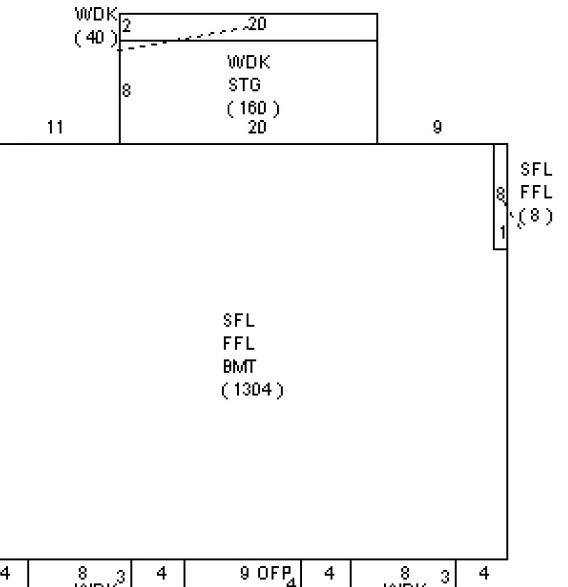
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/22/2011	733	Re-Roof	4,570					

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2019	Mail Update	MM	Mary M
7/2/2018	MEAS&NOTICE	BS	Barbara S
12/15/2008	Meas/Inspect	372	PATRIOT
12/30/1999	Meas/Inspect	243	PATRIOT
7/21/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type:	14 - Multi-TnHs			Full Bath:	2	Rating:	Average	INSP LEFT SIDE.									
Sty Ht:	2 - 2 Story			A Bath:		Rating:											
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:											
Foundation:	2 - Conc. Block			A 3QBth:		Rating:											
Frame:	1 - Wood			1/2 Bath:	2	Rating:	Average										
Prime Wall:	4 - Vinyl			A HBth:		Rating:											
Sec Wall:		%		OthrFix:		Rating:											
Roof Struct:	2 - Hip			OTHER FEATURES													
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Average										
Color:	YELLOW			A Kits:		Rating:											
View / Desir:				Fpl:	2	Rating:	Average										
GENERAL INFORMATION				WSFlue:		Rating:											
Grade:	C+ - Average (+)			CONDOS INFORMATION													
Year Blt:	1986	Eff Yr Blt:		Location:													
Alt LUC:		Alt %:		Total Units:													
Jurisdict:		Fact:	.	Floor:													
Const Mod:				% Own:													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL:	STD			Phys Cond:	AV - Average	20.	%	Exterior:		No Unit	RMS	BRS	FL				
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		2	6	3					
Sec Int Wall:		%		Economic:			%	Additions:									
Partition:	T - Typical			Special:			%	Kitchen:									
Prim Floors:	4 - Carpet			Override:			%	Baths:									
Sec Floors:		%		Total:	20.1	%		Plumbing:									
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ:	140.00			Heating:									
Bsmnt Gar:				Size Adj.:	1.05015242			General:									
Electric:	3 - Typical			Const Adj.:	0.98990101			COMPARABLE SALES									
Insulation:	2 - Typical			Adj \$ / SQ:	145.537			Rate	Parcel ID	Typ	Date	Sale Price					
Int vs Ext:	S			Other Features:	142420												
Heat Fuel:	2 - Gas			Grade Factor:	1.10												
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000												
# Heat Sys:	2			NBHD Mod:													
% Heated:	100	% AC:	100	LUC Factor:	1.00												
Solar HW:	NO	Central Vac:	NO	Adj Total:	645064												
% Com Wall:		% Sprinkled:		Depreciation:	129658			Juris. Factor:		Before Depr:	160.09						
				Depreciated Total:	515406			Special Features:	0	Val/Su Net:	117.89						
								Final Total:	515400	Val/Su SzAd:	196.42						
MOBILE HOME				WtAv\$/SQ:		AvRate:		Ind.Val:									
Make:																	
Model:								Serial #:									
SPEC FEATURES/YARD ITEMS								Year:									
								Color:									
PARCEL ID 177.0-0002-0019.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y		16X10	A	AV	2010		0.00	T	7.2	104				
More: N				Total Yard Items:				Total Special Features:				Total:					



RESIDENTIAL GRID

1st Res Grid Desc: Line 1 # Units: 2

Level FY LR DR D K FR RR BR FB HB L O

Other

Upper

Lvl 2

Lvl 1

Lower

Totals RMs: 12 BRs: 6 Baths: 2 HB: 2

4 8 WDK 3 4 9 OFP 4 (36) 4 8 WDK 3 4 (24) (24)

SFL FFL BMT (1304)

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	1,312	145.540	190,944						
SFL	Second Floor	1,312	145.540	190,944						
BMT	Basement	1,304	43.660	56,934						
WDK	Deck	248	9.930	2,463						
STG	Storage	160	7.180	1,148						
OPF	Open Porch	36	43.560	1,568						
	Net Sketched Area:	4,372	Total:	444,001						
Size Ad	2624	Gross Are	4372	FinArea	2624					

SUB AREA DETAIL

IMAGE

AssessPro Patriot Properties, Inc

